

BOCA LAKES CONDOMINIUM ASSOCIATION, INC

Board of Directors Meeting

February 26, 2025 @ 6:30 PM

Boca Lakes Clubhouse at 8768 Chevy Chase Drive

MINUTES

The Meeting was called to order at 6:30 PM

Karyn Paige and Amy Shimkoski, LCAM's with Phoenix Management were in attendance.

Association's Legal Counsel, Steve Braten, Chaired the meeting and confirmed that a Quorum of the Board was met.

In attendance were Pat Chapman, President; Luann Biancardi, Vice-President, Toni Murphy, Treasurer; Howard Butler, Secretary; Lorenzo Fabiano, Director; Norma Trevino attended via phone.

Motion was made by Howard Butler to waive the reading and approve the Meeting Minutes of January 30, 2025, as written; Seconded by Toni Murphy. All were in favor. Motion carried.

Motion was made by Howard Butler to adopt the New Record Request Policy; Seconded by Pat Chapman. All were in favor. Motion passed unanimously.

Motion was made by Pat Chapman to appoint Marsha Soroka as a Director to fill the empty seat vacated by Chancy Tancredi; Seconded by Tony Murphy. All were in favor. Motion passed unanimously.

Motion was made by Luann Biancardi to approve the Insurance Agent of Record- Plastridge; The Motion was seconded by Pat Chapman. All were in Favor. Motion passed.

Motion was made to accept the Pool Maintenance Contract from Pool Works by Lorenzo; seconded by Norma. All were in favor. Motion passed unanimously.

Motion was made by Luann Biancardi to accept All County's contract for asphalt driveways; seconded by Pat Chapman. All were in favor. Motion passed.

Motion was made by Toni Murphy to accept the contract for sealcoating the Roads with All County; Seconded by Howard Butler. All were in favor. Unanimously approved.

After much discussion between the Board of Directors and the Members in the audience, a motion was made by Howard Butler to table approving the contract for Roofing and Gutter Guards. Seconded by Pat Chapman. All were in favor. Motion passed.

Patricia Chapman made a motion to adjourn the meeting. Seconded by Luann Biancardi. All were in favor. Motion passed. Meeting adjourned at 8:15.

Respectfully submitted,
Karyn Paige-Diaz, LCAM Phoenix Management

Patricia Chapman President
February 27, 2025